GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department- Andhra Pradesh Building Rules, 2017- Amendments- Notification-Orders-Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

G.O.MS.No. 7 **Dated: 20-01-2025**
Read the following:

1.G.O.Ms.No.119, MA&UD (H) Dept., dt:28.03.2017
2.G.O.Ms.No.401, MA&UD(M) Dept., dt:15.11.2017
3.G.O.Ms.No.223, MA&UD(M) Dept., dt:09.07.2018
4.G.O.Ms.No.180, MA&UD(M) Dept., dt:01.10.2020
5.G.O.Ms.No.175, MA&UD(M) Dept., dt:10.11.2022
6.G.O.Ms.No.145, MA&UD(M) Dept., dt:23.11.2023
7.G.O.Ms.No.4, MA&UD(M) Dept., dt:09.01.2025.
8.e file No.2677937 received from the DTCP, Mangalagiri.

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ORDER:

In the reference 1st read above, the Government have issued the Andhra Pradesh Building Rules, 2017 applicable to the building activities in the State, based on the Model Building Bye-Laws, 2016 of Government of India. Subsequently, the Govt., vide reference 2nd to 7th cited have issued amendments to the AP Building Rules, 2017, in order to make the building environment safe, inclusive, environmentally sustainable and contribute towards economic development and enhance Ease of Doing Business (EoDB) and to have investment friendly environment in the State.

2. The Director of Town & Country Planning vide reference 8th cited has submitted that there is a need to amend the Building Rules in respect of Industrial Buildings and liberalizing the Building Regulations for Standalone Factories and Flatted Factories to incentivize setting up of multi-storied units with high work density close to city centres.

3. Government after careful examination of the matter and in order to incentivize setting up of multi-storied units with high work density close to city centres as part of liberalizing the Building Regulations for Standalone Factories and Flatted Factories, hereby issue the following amendments to the AP Building Rules, 2017 issued vide reference 1st read above read with subsequent amendments issued vide reference 2nd to 7th read above.

4. A copy of this order is available on the internet and can be accessed at the address https://goir.ap.gov.in.

5. Accordingly, the following notification will be published in Extraordinary

issue of the Andhra Pradesh Gazette, dt:20 .01.2025 and these orders will come into force with immediate effect.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K.KANNA BABU
SECRETARY TO GOVERNMENT(FAC)

To
The Commissioner, Printing, Stationery & Store Purchase Department, Vijayawada for publication of Notification in the Gazette
The Director of Municipal Administration, A.P., Vaddeswaram, Guntur.
The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.
The Commissioner, A.P. Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.
All the Commissioners of ULBs in the State - through DMA., A.P., Vaddeswaram.
All the VC's of UDAs in the State - through DT&CP., A.P., Mangalagiri.
All the District Collectors in the State.
The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P., Vijayawada.
The Chairman & Managing Director, APTRANSCO., Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, A.P., Vijayawada.
The V.C & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd (APIIC), Mangalagiri.
The Director of Translation, Vijayawada(with request to translate into Telugu and retransmit the same)

Copy To:

The Panchayat Raj & Rural Development Department, A.P.Secretariat.
The Revenue Department, A.P. Secretariat.
The Energy Department, A.P. Secretariat.
The Home Department, A.P. Secretariat.
The OSD/PS to Principal/Secretary to Hon'ble Chief Minister.
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Secretary to Government, MA&UD Department.
SF/SCs.

//FORWARDED::BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 & 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government of Andhra Pradesh hereby makes the following amendments to the AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

AMENDMENTS

In the said Rules:-

I. **In Rule 2,-**

1. **in sub-rule (103), the following clause (a) shall be added, namely,-**

"103(a) Flatted Industry

FLATTED INDUSTRIES' means a multi-storied industrial building subdivided into small, separately occupied units, which are used for manufacturing, assembly, and storage purposes:

II. **In Rule 3,-**

1. **in sub-rule (10), in clause (xxiii) after the sub-clause (6) the following shall be added, namely,-**

In case of heavy industries irrespective of height, Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by IIT, NIT, JNTU, Andhra / Venkateswara or any other government university is mandatory

III. **In Rule 57,-**

1. **in sub-rule (2), for clause (a) the following table 17(a)shall be added, namely,-**

Table-17(a)
Flatted Group Industry and Service Center

Sl. No	Plot Size (in Sq. m) Above-Up	Parking provision	Height (in m) Permissible Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)
				Abutting Road Width					
				Up to 12 m	Above 12m up to 18m	Above 18m up to 24 m	Above 24m up to 30 m	Above 30 m	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1000-2000	Stilt+ 1Cellar floors	7	3	3	4	5	6.5	2.5
			12	3	3	4	5	6.5	3.0
			15	3	3	4	5	6.5	4.0
2	2000-4000	Stilt+ 2Cellar floors	7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	4.5
			15	3	3	4	5	6.5	5.0
3	Above 4000	Stilt + 2 Or more Cellar floors	7	3	3	4	5	6.5	4.0
			15	3	3	4	5	6.5	10

K.KANNA BABU
SECRETARY TO GOVERNMENT(FAC)

SECTION OFFICER